

**SAN LUIS OBISPO PLANNING DEPARTMENT HEARING MINUTES FOR THE MEETING
OF
Friday, November 13, 2015**

[Signature]
4 DEC 2015

Minutes of the Regular Meeting of the County Planning Department Hearings held in the Board of Supervisors Chambers, County Government Center, San Luis Obispo, California, at 9:00 a.m.

The meeting is called to order at 9:00 a.m. by **Ryan Foster, Hearing Officer.**

The following action minutes are listed as they were acted upon by the Hearing Officer of the Planning Department Hearings and as listed on the agenda for the Regular Meeting of 8:00 AM, together with the maps and staff reports attached thereto and incorporated therein by reference.

HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

Ryan Foster, Hearing Officer: opens meeting and notes a revision to item 7.

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

No one coming forward.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. A request by **T-MOBILE & TEMPLETON COMMUNITY SERVICES DISTRICT (TCSD)** for a Minor Use Permit (DRC2015-00028) to allow the construction and operation of an unmanned wireless communications facility, consisting of 8 relocated (from top of adjacent water tank) panel antennas mounted at a height of 52'-6" on a new 62' tall artificial eucalyptus tree adjacent to T-Mobile's existing equipment compound. The purpose of the project is to relocate T-Mobile's antennas from the top of the water tank to a new artificial eucalyptus tree due to structure capacity concerns with the water tank. The project does not propose new ground equipment. The proposed project will result in approximately 100 square feet of site disturbance on a 1.86-acre parcel in the Residential Single Family land use category. The project site is located at the end of Lincoln Avenue (at 905 Lincoln Avenue), northeast of the Highway 101 Vineyard exit, within the community of Templeton. The site is in the Salinas River sub-area of the North County planning area. Also be considered is approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2015-00028
Supervisory District: 1
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 040-288-044
Date Accepted: 9/29/2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by T-MOBILE & TEMPLETON COMMUNITY SERVICES DISTRICT (TCSO) for a Minor Use Permit (DRC2015-00028) notes a Class 3 Categorical Exemption (pursuant to CEQA Guidelines 15303) was issued on October 14, 2015 and is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 24 in Exhibit B. (Document Number: 2015-078_PDH)

4. A request by **DARRYL FREEDMAN** for a Minor Use Permit/Coastal Development Permit (DRC2011-00015) to allow remodeling of an existing residence including an 82 square foot first floor addition, a 366 square foot garage replacement and a 501 square foot second story addition. The total resulting gross structural area proposed is 1,759 square feet. The project will result in approximately 200 square feet of site disturbance within an approximately 3,320 square foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 3390 Studio Drive, on the west side of Studio Drive, in the community of Cayucos. The site is in the Estero planning area. Also to be considered is the approval of the Environmental Document. Class 1 and Class 3 categorical exemptions were issued for this application.

County File Number: DRC2011-00015
Supervisory District: 2
Project Manager: Terry Wahler

Assessor Parcel Number: 064-422-005
Date Accepted: September 25, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **DARRYL FREEDMAN** for a Minor Use Permit/Coastal Development Permit (DRC2011-00015) notes a Class 1 and Class 3 Categorical Exemption (Sections 15301 and 15303) was issued on October 2, 2015 and is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 32 in Exhibit B. (Document Number: 2015-079_PDH)

5. A request by **EDWARD MCQUARRIE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00138) to allow for the construction of a 768 square foot living area addition and remodel to an existing 2,079 square foot two story single family residence, and construction of approximately 960 square feet of new decking, including a 150 square-foot roof deck located over the rear addition on the southwest corner of the residence. The project will result in the disturbance of approximately 1,100 square feet on a 6,135 square-foot parcel. The project requires the purchase of 379 square feet of Transfer of Development Credits (TDCs). The proposed project is in the Residential Single Family land use category and is located at 1745 Newhall Avenue, approximately 850 feet southwest of the intersection with Saint James Road, within the community of Cambria. The site is in the North Coast planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00138
Supervisory District: 2
Project Manager: Cody Scheel

Assessor Parcel Number: 023-161-021
Date Accepted: September 10, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **EDWARD MCQUARRIE** for a Minor Use Permit / Coastal Development Permit (DRC2014-00138) notes a Class 1 Categorical Exemption was issued on September 10, 2015 (ED15-090) and is granted based on the Findings A. through N. in Exhibit A and subject to the Conditions 1 through 28 in Exhibit B. (Document Number: 2015-080_PDH)

6. A request by **MARGARET SCARRONE** for a Minor Use Permit/Coastal Development Permit (DRC2014-00008) to allow the construction of a: 1) 620 square-foot living area addition on the first and second floor of an existing single family residence; 2) new 212 square-foot attached garage; and 3) new 265 square-foot second floor deck floor. The project will result in the disturbance of approximately 1,400 square feet on a 5,000 square foot parcel. The proposed project is within the Residential Single Family land use category, within the Small Scale Design Neighborhood, and is located at 90 7th Street, approximately 150 feet southwest of Ocean Street, in the community of Cayucos. The site is located in the Estero planning area. Also to be considered is the approval of the environmental document. A Class 1 categorical exemption was issued for this project.

County File Number: DRC2014-00008
Supervisory District: 2
Project Manager: Schani Siong

Assessor Parcel Number: 064-146-022
Date Accepted: June 4, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by **MARGARET SCARRONE** for a Minor Use Permit/Coastal Development Permit (DRC2014-00008) notes a **Class 1 Categorical Exemption (ED15-101)** was issued on October 13, 2015 and is granted based on the Findings A. through I. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B. (Document Number: 2015-081_PDH)

7. A request by the **LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00133) to allow for the construction two parking areas, restroom and picnic facilities, an ADA accessible trail and multi-use trails to accommodate visitors to the 880 acre Pismo Preserve conservation area. The proposal includes an exception to Coastal Zone Land Use Ordinance Section 23.04.163(a) to allow parking within the 10-foot front setback. The proposed project will result in the disturbance of approximately 3.5 acres and 22,000 cubic yards of grading (7,000 cubic yards of cut / 15,000 cubic yards of fill) on the 880-acre site in the Rural Lands land use category. The project would also remove an existing dirt road (approximately 0.9 acre) and revegetate the area to grassland, resulting in a net disturbance area of approximately 2.6 acres. The project site is bordered by Mattie Road and Highway 101 to the west, Thousand Hills Road to the east, the Pismo Beach city limits (Pismo Heights neighborhood) to the south, and the Pismo Beach city limits and developed rural lands to the north. The site is in the San Luis Bay (Coastal) planning area, and San Luis Bay (Inland) sub-area of the South County planning area. Also to be considered is the environmental document prepared for the project. The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Mitigated Negative Declaration (pursuant to Public Resources Code Section 21000 et seq., and CA Code of Regulations Section 15000 et seq.) has been issued on October 8, 2015 for this project. Mitigation measures are proposed to address Aesthetics, Biological Resources, Cultural Resources, and Land Use and are included as conditions of approval.

County File Number: DRC2014-00133
Supervisory District: 3
Project Manager: Stephanie Fuhs

APN(s): 079-241-013, 079-241-002,
079-231-002
Date Accepted: August 27, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by the **LAND CONSERVANCY OF SAN LUIS OBISPO COUNTY** for a Minor Use Permit/Coastal Development Permit (DRC2014-00133) adopts the Mitigated Negative Declaration in accordance with the applicable provision of the California Environmental Quality Act, Public Resources Code Section 21000 et seq and is

granted based on the Findings A. through T. in Exhibit A and subject to the Revised Conditions 1 through 47 in Exhibit B. (Document Number: 2015-082_PDH)

8. A request by **VERIZON WIRELESS & CITY OF ARROYO GRANDE** for a Minor Use Permit (DRC2014-00108) to allow the construction and operation of an unmanned wireless communications facility, consisting of 12 new 6' tall panel antennas mounted on top of an existing 25' tall water storage tank (top of antennas extend to a height of 33'-5" above ground level), 12 new Remote Radio Units (RRUs) mounted behind the panel antennas, ground equipment within a new 11'-6" x 16'-10.5" pre-fabricated equipment shelter, a new 132 gallon diesel standby generator, and installation of appurtenant mounting brackets, equipment, and hardware. The proposed project will result in approximately 200 square feet of site disturbance on a 0.59-acre parcel in the Residential Suburban land use category. The project site is located on an existing water storage tank at 805 Stagecoach Road, at the intersection with Via El Cielo Road, approximately ½-mile northeast of the Arroyo Grande city limits. The site is in the San Luis Bay sub-area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 3 Categorical Exemption was issued for this project.

County File Number: DRC2014-00108
Supervisory District: 4
Project Manager: Airlin M. Singewald

Assessor Parcel Number: 047-126-01
Date Accepted: 8/11/2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by VERIZON WIRELESS & CITY OF ARROYO GRANDE for a Minor Use Permit (DRC2014-00108) notes a Class 3 Categorical Exemption (pursuant to CEQA Guidelines 15303) was issued on August 13, 2015 and is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 26 in Exhibit B. (Document Number: 2015-083_PDH)

9. A request by **LUIS & CRISTI ANDRADE** for a Minor Use Permit (DRC2014-00136) to construct a 1,300 square-foot single story manufactured home on an existing 13,312 square-foot parcel. There is an existing residence (1,038 sq.ft.) and a detached garage (400 sq.ft.) on the subject site with access from 19th Street. The proposed manufactured home will be a second residence on the parcel and will be accessed from Paso Robles Street. The project site is within the Residential Multi Family land use category and is located at 1915 Paso Robles Street, at the northeast corner of 19th and Paso Robles Street intersection, in the community of Oceano. The site is in the San Luis Bay Inland sub area of the South County planning area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for this project.

County File Number: DRC2014-00136
Supervisory District: 4
Project Manager: Schani Siong

Assessor Parcel Number: 062-087-001
Date Accepted: September 10, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by LUIS & CRISTI ANDRADE for a Minor Use Permit (DRC2014-00136) notes a Class 3 Categorical Exemption was issued on October 13, 2015 (ED15-103) and is granted based on the Findings A. through F. in Exhibit A and subject to the Conditions 1 through 20 in Exhibit B. (Document Number: 2015-084_PDH)

10. A request by **TEMPLETON FARMS LLC** for a Minor Use Permit (DRC2014-00075) to allow the

phased expansion of an existing equestrian facility previously approved under Minor Use Permit (DRC2007-00099). At project completion, the proposed expansion will total 16 acres and will include equestrian related structural and non-structural improvements on an as-needed basis. Structural improvements anticipated include a 49,416 square-foot covered riding arena and other agricultural accessory structures of various sizes and dimensions. Non-structural uses include paddock areas, uncovered riding arenas, and trails. Future structures will be agrarian in nature and consistent with the existing development on the site (equestrian training, breeding, and rehabilitation programs). The project will result in the disturbance of approximately 16 acres on a 53 acre parcel. The proposed project is within the Agriculture land use category and is located at 1799 Templeton Road, approximately 900 feet west of Eureka Lane, east of the community of Templeton. The site is in the El Pomar-Estrella sub area of the North County planning area. Also to be considered is the approval of the environmental document. A General Rule Exemption was issued for this project.

County File Number: DRC2014-00075
Supervisory District: 5
Project Manager: Brandi Cummings

Assessor Parcel Number: 034-131-037
Date Accepted: August 17, 2015
Recommendation: Approval

Thereafter, on motion of the hearing officer, the request by TEMPLETON FARMS LLC for a Minor Use Permit (DRC2014-00075) notes a General Rule Exemption was issued on September 8, 2015 (ED15-0060) and is granted based on the Findings A. through G. in Exhibit A and subject to the Conditions 1 through 28 in Exhibit B. (Document Number: 2015-085_PDH)

ADJOURNMENT

Next Scheduled Meeting: November 20, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

Nicole Retana, Secretary
Planning Department Hearings

Minutes will be approved at the December 18, 2015 Planning Department Hearings Meeting.